

Article 5. District Purpose Statements and Supplemental Standards

5.1 Residential Zoning Districts

Occupancy of any dwelling in the following districts shall be limited to "family" as defined by this UDO.

A. Agricultural-Open (A-O)

This district includes lands within the corporate limits of the City, which are not subdivided and are relatively undeveloped. This district is intended to be applied to land which is used for agricultural, very low-intensity residential, or open space uses, but which is projected in the Comprehensive Plan for conversion to more intensive urban uses at such time as community services are available and community needs for such uses are present. As such, it is a reserved area in which the future growth of the City can occur.

B. Rural Residential Subdivision (A-OR)

This district allows different infrastructure standards from the more urbanized developments within the City, and is intended for developments of a minimum of 50 acres that are to be subdivided into single-family tracts no smaller than one acre each. Generally, locations are intended to be at the periphery of the City where infrastructure may not yet be available and not within the urbanized core. In the developed area of the City, where infrastructure is available for extension, there may be locations where a rural subdivision would be appropriate depending on surrounding land uses and the existing road system.

C. Single-Family Residential (R-1)

This district includes lands planned for single-family residential purposes and accessory uses. This district is designed to accommodate sufficient, suitable residential neighborhoods, protected and/or buffered from incompatible uses, and provided with necessary and adequate facilities and services.

D. Single-Family Residential (R-1B)

This district is designed to provide land for detached single-family residential suburban development. This district contains lots that are larger than the minimum R-1 lot, but smaller than the minimum A-OR.

E. Duplex Residential (R-2)

This district contains land that has been planned for duplex residential purposes and associated uses. Characterized by moderate density, it may be utilized as a transitional zone.

The following supplemental standards shall apply to this district:

1. Single-family dwellings shall conform to R-1, Single-Family Residential Standards.
2. Where parking is provided in the front yard of a duplex, an eight-foot setback shall be required between the property line and the nearest side of the parking pad. This eight-foot setback area must contain a three-foot screen consisting of a continuous berm, hedge, or wall. In addition, an eight-foot setback shall be required between the dwelling unit and the nearest side of the parking pad.

F. Townhouse (R-3)

This district contains land, which is to be used for a unique type of dwelling, typically designed for individual ownership, or ownership in-groups of single-family attached residences constructed on individually platted lots.

The following supplemental standard shall apply to this district:

Single-family dwellings shall conform to R-1, Single-Family Residential standards.

G. Multi-Family (R-4)

This district provides land for development of apartment and condominium units at low to medium densities. This district may serve as a transitional zone between lower density residential areas and other residential or non-residential areas.

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to R-2, Duplex Residential standards.
2. Townhouse dwelling units shall conform to R-3, Townhouse standards.

H. High Density Multi-Family (R-6)

This district contains land used for a variety of housing types, but primarily multiple family dwellings. This district is designed to provide the highest density in the community for developments in close proximity to the University.

The following supplemental standards shall apply to this district:

1. Duplex dwelling units shall conform to R-2, Duplex Residential standards.
2. Townhouse dwelling units shall conform to R-3, Townhouse standards.

I. Manufactured Home Park (R-7)

This district contains land that is located, designed and operated as a site for residential uses consisting of manufactured homes in accordance with the permitted uses. The following supplemental standards shall apply to this district:

1. The construction, reconstruction, alteration, or enlargement of a manufactured home park must be pursuant to an approved site plan.
2. Minimum manufactured home park area is two contiguous acres.
3. Maximum gross density shall be 10 dwelling units per acre.
4. Minimum setback for a manufactured home from a public street shall be 15 feet.
5. Minimum setback for a manufactured home from a lot line shall be 15 feet.
6. Minimum setback for a manufactured home from a private street, parking, or other common area shall be 15 feet.
7. Minimum setback between two manufactured homes shall be 15 feet; except that private accessory storage structures located on an individual manufactured home lot need not maintain a separation from the manufactured home that occupies the same lot.
8. Parking areas may be located within common parking areas or on individual manufactured home lots, provided that the parking required for each manufactured home is located within 200 feet of each lot.
9. Each manufactured home park lot shall have access to public utilities, and it shall have vehicular access to/from either a public right-of-way or private drive.

5.2 Residential Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Residential Zoning Districts, unless otherwise identified in this UDO.

	Residential Zoning Districts									Accessory Structures
	A-0	A-OR	R-1	R-1B	R-2	R-3	R-4	R-6	R-7	
Min. Lot Area per Dwelling Unit (DU)	5 Acres	1 Acre	5,000 SF	8,000 SF	3,500 SF	2,000 SF	None	None		Refer to Section 6.4. Accessory Uses
Min. Lot Width	None	None	50'	None	35'/DU(E)	None	None	None		
Min. Lot Depth	None	None	100'	None	100'	None	None	None		
Min. Front Setback (H)	50'	50'	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)	25'(D)		
Min. Side Setback	20'	20'	7.5'	7.5'(C)	7.5'(C)	(A)	(A)(B)	(A)(B)		
Min. Street Side Setback	15'	15'	15'	15'	15'	15'	15'	15'		
Min. Side Setback between Structures (B)			15'	15'	15'	7.5'	7.5'	7.5'		
Min. Rear Setback	50'	50'	20'	20'	20'(F)	20'	20'	20'		
Max. Height	35'	35'	2.5 Stories/ 35'	2.5 Stories/ 35'	2.5 Stories/ 35'	35'	G	G		
Max. Dwelling Units/Acre	0.2	1.0	8.0	6.0	12.0	14.0	20.0	30.0	10.0	N/A

Notes:

- (A) A minimum side setback of 7.5 feet is required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or by dedicated right-of-way or easement.
- (C) Zero lot line construction of a residence is allowed where property on both sides of a lot line is owned and/or developed simultaneously by single party. Development under lot line construction requires prior approval by the Zoning Official. In no case shall a single-family residence or duplex be built within 15 feet of another primary structure. See Article 8, Subdivision Design and Improvements, for more information.
- (D) Minimum front setback may be reduced to 15 feet when approved rear access is provided, or when side yard or rear yard parking is provided.
- (E) The minimum lot width for a duplex dwelling may be reduced to 30 feet per dwelling unit when all required off-street parking is provided in the rear or side yard.
- (F) Minimum rear setback may be reduced to 15 feet when parking is provided in the front yard or side yard.
- (G) Shall abide by Section 7.1.H, Height.
- (H) Reference Section 7.1.D.1.e for lots created by plat prior to July 15, 1970.

5.3 Non-Residential Zoning Districts

A. Administrative-Professional (A-P)

This district will accommodate selected commercial businesses that provide a service rather than sell products, either retail or wholesale. The uses allowed have relatively low traffic generation and require limited location identification.

B. General Commercial (C-1)

This district is designed to provide locations for general commercial purposes, that is, retail sales and service uses that function to serve the entire community and its visitors.

C. Commercial-Industrial (C-2)

This district is designed to provide a location for outlets offering goods and services to a limited segment of the general public. The uses included primarily serve other commercial and industrial enterprises.

D. Light Commercial (C-3)

This district is designed to provide locations for commercial sites that are too small for many permitted uses in the C-1, General Commercial District. These are moderately low traffic generators that have little impact on adjacent areas or on adjacent thoroughfares.

The following supplemental standard shall apply to this district:

No C-3 zoning district, including adjacent C-3 zoning districts, shall exceed a combined total of five acres in area.

E. Light Industrial (M-1)

This district is provided for offices, research and development activities and high technological, light manufacturing, non-polluting industries that are self-contained. It is further intended that the Light Industrial District may be compatible with adjacent uses in any other district, depending upon the character of the operation and the conditions imposed.

F. Heavy Industrial (M-2)

This district is designed to provide land for manufacturing and industrial activities with generation of nuisance characteristics greater than activities permitted in the C-2 and M-1 zoning districts. Permitted uses within this district are generally not compatible with residential uses of any density or lower intensity commercial uses.

G. College and University (C-U)

This district is applied to land which is located within the boundaries of the Texas A&M University campus or are owned by the University.

H. Research & Development (R&D)

This district is designed for administrative and professional offices, and research and development oriented light industrial uses meeting the standards and performance criteria established in this section. These uses could be compatible with low intensity uses and all residential uses, thereby maintaining the character and integrity of neighborhoods. This district should be carefully located in areas where there is sufficient access to arterial level thoroughfares. The following supplemental standards shall apply to this district:

1. Performance Criteria for All Uses

- a. Impervious Surface:** Impervious surface is limited to 70 percent.
- b. Floor Area Ratio (FAR):** The maximum FAR in this district shall not exceed 50 percent.
- c. Building Materials:** All main buildings shall have not less than 90 percent of the total exterior walls, excluding doors, windows and window walls, constructed or faced with brick, stone, masonry, stucco or precast concrete panels.
- d. Signs:** Any detached or freestanding signage shall meet the criteria for low-profile signs established in Section 7.4, Signs. Materials shall match building facade materials.
- e. Other District Regulations:** Uses should be designed to provide adequate access and internal circulation such that travel through residentially-zoned or developed areas is precluded. All processes are to be conducted inside buildings and there shall be no outside storage or business activity. Any business operations occurring during the hours between 7 p.m. and 6 a.m. must meet all the performance criteria established in this section, as well as limit vehicular access into the site through a designated access point that mitigates any adverse impacts of the traffic on surrounding residential areas.

2. Additional Standards

- a. This section may be applied to any conditional use proposed in this district when either the Administrator or Development Engineer believe that the existing performance standards contained in this UDO are insufficient to address the proposed use because of its technology or processes and thus, will not effectively protect adjacent existing or future land uses. One or both shall so advise the Planning and Zoning Commission in writing.
- b. In such cases, the Planning and Zoning Commission shall hold a hearing to determine whether a professional investigation or analysis should be performed to identify and establish additional reasonable standards. If so determined, based on the information presented at the hearing, the Planning and Zoning Commission will identify the areas to be investigated and analyzed and will direct the staff to conduct the appropriate research necessary to develop standards for successful management of the new project. Any and all costs incurred by the City to develop additional standards shall be charged to the applicant and included as an addition to the cost of either the building permit fee or zoning application fee.

5.4 Non-Residential Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Non-Residential Zoning Districts, unless otherwise identified in this UDO:

	Non-Residential Zoning Districts						
	A-P	C-1	C-2	C-3	M-1	M-2	R&D
Min. Lot Area	None	None	None	None	None	None	20,000 SF
Min. Lot Width	24'	24'	24'	24'	100'	None	100'
Min. Lot Depth	100'	100'	100'	100'	200'	None	200'
Min. Front Setback	25'	25'	25'	25'	25'	25'	30'
Min. Side Setback	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	(A)(B)	30' (B)
Min. St. Side Setback	15'	15'	15'	15'	15'	25'	30'
Min. Rear Setback	15'	15'	15'	15'	15'	15'	30'(D)
Max. Height	(C)	(C)	(C)	(C)	(C)	(C)	(C)

Notes:

- (A) A minimum side setback of 7.5 feet shall be required for each building or group of contiguous buildings.
- (B) Lot line construction on interior lots with no side yard or setback is allowed only where the building is covered by fire protection on the site or separated by a dedicated public right-of-way or easement of at least 15 feet in width.
- (C) See Section 7.1.H, Height.
- (D) When abutting non-residentially zoned or used land, the rear setback may be reduced to 20 feet.

5.5 Planned Districts (P-MUD and PDD)

- A. The Planned Mixed-Use District (P-MUD) and the Planned Development District (PDD) are intended to provide such flexibility and performance criteria which produce:
 1. A maximum choice in the type of environment for working and living available to the public;
 2. Open space and recreation areas;
 3. A pattern of development which preserves trees, outstanding natural topography and geologic features, and prevents soil erosion;

4. A creative approach to the use of land and related physical development;
5. An efficient use of land resulting in smaller networks of utilities and streets, thereby lowering development costs;
6. An environment of stable character in harmony with surrounding development; and
7. A more desirable environment than would be possible through strict application of other sections or districts in this UDO.

B. Planned Mixed-Use District (P-MUD): The purpose of this district is to permit areas which encourage mixing of land uses such as retail/commercial, office, parks, multi-family, and attached single-family. These uses are developed together in a manner that allows interaction between the uses and that allows each use to support the other uses. Within any P-MUD, residential and non-residential land uses shall each constitute at least twenty percent (20%) of the overall land uses within the mixed-use development. The remaining sixty percent (60%) may be any combination of residential or non-residential land uses. The residential uses provide the patrons for the office and commercial uses. The success of these mixed-use areas is directly related to the sensitive master planning of the site layout.

The P-MUD is appropriate in areas where the land use plan reflects Planned Development or Redevelopment as a land use category. A P-MUD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility.

C. Planned Development District (PDD): The purpose of the Planned Development District is to promote and encourage innovative development that is sensitive to surrounding land uses and to the natural environment. If this necessitates varying from certain standards, the proposed development should demonstrate community benefits.

The PDD is appropriate in areas where the land use plan reflects the specific commercial or residential uses proposed in the PDD. A PDD may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, procedures are established to insure against misuse of increased flexibility. A PDD should not be used to:

1. Guarantee specific site or building characteristics within a development;
2. Apply additional development standards to a single site; or
3. Vary from certain development standards unless community benefits outweigh the requested modifications.

Per Ordinance No. 2902 (June 8, 2006)

5.6 Design Districts

A. Wolf Pen Creek (WPC)

This district is designed to promote development that is appropriate along Wolf Pen Creek, which, upon creation was a predominantly open and undeveloped area challenged by drainage, erosion, and flooding issues. Development proposals are designed to encourage the public and private use of Wolf Pen Creek and the development corridor as an active and passive recreational area while maintaining an appearance consistent with the Wolf Pen Creek Master Plan.

The following supplemental standards shall apply to this district:

1. Development Criteria

- a. This Section is intended to ensure that development occurs in compliance with the Master Plan for the Wolf Pen Creek Corridor. Pertinent to appearance is the design

of the site, building and structures, plantings, signs, street hardware, and miscellaneous other objects that are observed by the public.

- b. These criteria are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the City, preserve taxable values, and promote the public health, safety, and welfare.
- c. In order to create and then preserve a distinctive atmosphere and character in the Wolf Pen Creek development corridor, elements listed in 3.6.F, Additional Review Criteria, shall be considered in the review of all projects and proposals for development.

2. Dedication/Development of Drainage and Pedestrian Accessways

Except for minimum reservation areas dedicated or developed in accordance with the Wolf Pen Creek Master Plan, the flood fringe area may be reclaimed upon approval of reclamation plans by the City Engineer.

- a. The Upstream Phase of the development corridor along Wolf Pen Creek means the area between Texas Avenue and Dartmouth Drive. The area to be dedicated or developed consists of the properties described in Ordinance #2640 and the floodway and the minimum reservation line as defined in the Wolf Pen Creek Master Plan for all other properties within the Upstream Phase of the Development Corridor.
- b. The Downstream Phase of the development corridor along Wolf Pen Creek means the area between Dartmouth Drive and the Earl Rudder Freeway. The area to be dedicated or developed consists of property described in Ordinance #2534 and shall be referred to as the minimum reservation area.
- c. Where applicable, the floodway and the minimum reservation line for the Upstream Phase of the development corridor, and/or the minimum reservation area for the Downstream Development Phase, shall be indicated on the site plan.
- d. Upon development of the property within the Wolf Pen Creek development corridor, the minimum reservation area may be:
 - (1) Dedicated in fee simple or as a drainage and access easement, or
 - (2) Improved by the developer to conform with the standards of the development corridor.
- e. **Property within the minimum reservation area will:**
 - (1) Provide drainage capacity necessary to convey the floodwaters of Wolf Pen Creek while accommodating the increased runoff from development of properties along the creek;
 - (2) Provide an area to accommodate pedestrian access from, to, and between developments along the banks of Wolf Pen Creek in order to lessen congestion along adjacent roadways for patrons of businesses along the corridor;
 - (3) Provide an area as necessary to address and prevent erosion of creek banks resulting from development both along the Creek in the development corridor and from floodwaters received from upstream of the development corridor;
 - (4) Provide an area necessary for public improvements to the development corridor including, but not limited to, trails, lighting, irrigation, benches, kiosks, foot bridges with hand rails, trash receptacles, culverts, signage, landscaping, emergency call boxes, public art, and bicycle racks; and
 - (5) Provide access for drainage and facilities maintenance as necessary to support private development within the development corridor.
- f. All development shall be in accordance with the Wolf Pen Creek Corridor Study and Master Plan (1988), the Revised Wolf Pen Creek Master Plan (1998) and the

"Conceptual Plan, Trail System" prepared by Robert B. Ruth, dated February 25, 2001.

- g. Permitted private development within the minimum reservation area where dedication is not made may include, but is not limited to:
 - (1) Cleaning and removal of brush and bank stabilization;
 - (2) Erosion control;
 - (3) Pedestrian walkways, lighting, and access easements; and
 - (4) Preservation of the natural setting of the creek.
- h. Cross sections as shown in the original Wolf Pen Creek Master Plan shall be used in designing improvements unless otherwise approved by the Design Review Board.
- i. The developer or property owner may submit any improvements to the City for dedication. Upon acceptance, the City will maintain those facilities to the same standards as other public development along the creek.

3. Fill Materials

Fill materials must be placed or stored in accordance with a site plan approved by the Development Engineer.

- a. Fill must not be placed over existing utility lines without permission of the City of College Station.
- b. Fill must not be stored or placed under the driplines of any tree three inches or greater in caliper.
- c. Stored fill materials must be maintained in an aesthetically pleasing manner.
- d. Materials may be hauled in or excavated for lake construction.

4. Lighting

Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Light fixtures shall be compatible with fixtures used elsewhere in the district.

5. Solid Waste

- a. Owners shall be encouraged in the joint use of solid waste collection agreements. Collection points may also act as vehicular access points for park maintenance vehicles.
- b. Building service areas and solid waste collection points shall be screened from the creek corridor, trail system, parking and vehicular use areas, and dedicated streets and shall not be within 20 feet of the minimum reservation line. Screening shall consist of living plant materials, fences and/or walls.

6. Relationship of Buildings to Site

- a. The height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- b. All developments adjacent to the creek shall orient a focal point to the floodplain of the creek and have pedestrian access to the trail system.

7. Relationship of Buildings and Site to Adjoining Area

Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.

- a. Attractive landscape transition to adjoining properties shall be provided.
- b. Harmony in texture, lines, and masses is required. Monotony shall be avoided.
- c. Joint vehicular access agreements from dedicated streets are encouraged and may be required by the Design Review Board.

- d. Park access easements for vehicular and pedestrian traffic shall be indicated on the site plan.
- e. Elevation drawings showing all sides of a building shall be provided.

8. Building Design

- a. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. Materials shall be selected for harmony of the building with adjoining buildings.
- d. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall use the same materials, or those that are architecturally harmonious, for all building walls and other exterior building components wholly or partly visible from public ways.
- e. Materials shall be of durable quality.
- f. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
- g. Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.
- h. Colors shall be harmonious and shall use only compatible accents.
- i. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- j. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

9. Miscellaneous Structures and Street Hardware

- a. Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.
- b. Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings, and signs.

10. Landscaping

Landscape elements included in these criteria consist of all forms of plantings and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utilitarian structures. In addition to the requirements of Section 7.5, Landscaping and Tree Protection, all landscaping shall meet the following:

- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- b. Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking, and, if seating is provided, for sitting.
- c. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade.

- d. Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.
- e. Plant material shall be selected for interest in its structure, texture, and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- f. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.
- g. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
- h. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- i. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- j. In areas where general planting will not prosper, other materials such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.

11. Signs

Commercial projects shall follow the requirements of the C-1, General Commercial District in addition to meeting the following:

- a. Every sign shall be designed as an integral architectural element of the building and site to which it principally relates.
- b. Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.
- c. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.
- d. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.
- e. Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.
- f. Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

12. Maintenance

- a. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures, must be conducive to easy maintenance and upkeep.
- b. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures and devices shall be incorporated for protection against the elements, neglect, damage, and abuse.
- c. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.
- d. Major maintenance activities that occur after a project is complete shall be reviewed by the Design Review Board. These activities include any replacement of light fixtures or standards, and major fence or landscape work or replacement. The intent is to insure that the development standards of this UDO are maintained throughout the life of a project.

B. Northgate Districts (NG)

Adjacent to Texas A&M University's north side, the Northgate area encompasses one of the oldest urban areas in College Station and, therefore, Northgate plays a prominent role in development and service of both the City of College Station and Texas A&M University. It is characterized as a unique "campus neighborhood" containing local businesses, churches, and off-campus housing in close proximity to the University.

Concepts related to Traditional Neighborhood Development (TND), which promotes a mixture of non-residential and residential uses in a pedestrian-oriented setting, have been incorporated within the standards for the Northgate District. Other TND concepts incorporated into the Northgate District include increased density, compatible high quality building design, and specialized signage. The end result is intended to be a unique, pedestrian-friendly, dense urban environment that allows citizens of College Station and students of Texas A&M to eat, work, live, and recreate in an area within close proximity to the University.

1. Districts

The Northgate area consists of three districts: (1) NG-1 Core Northgate, (2) NG-2 Transitional Northgate, and (3) NG-3 Residential Northgate. Any reference and/or requirement made in this Section shall apply to all Northgate districts unless otherwise specified. These zoning districts incorporate regulations in accordance with the Northgate Redevelopment Implementation Plan.

a. NG-1 Core Northgate

This mixed-use district applies to areas containing a diversity of pedestrian-oriented retail, dining/restaurant, housing, and entertainment businesses that are in close proximity to on- and off-campus dormitories. Regulations are designed to aid structural rehabilitation and redevelopment while promoting new high density, mixed use, pedestrian-oriented infill development with an urban character.

b. NG-2 Transitional Northgate

This district is intended for areas in Northgate containing larger retail commercial uses and undeveloped land. This district also serves to transition from suburban-style commercial development to high density, mixed-use redevelopment. This zoning district shall incorporate regulations designed to aid mixed-use development, pedestrian circulation, and redevelopment with an urban character. Any development in NG-2 may develop under the standards herein of NG-1.

c. NG-3 Residential Northgate

This district is intended for areas in Northgate containing a variety of residential uses and structures. This district applies to areas determined to be suitable for higher density residential developments due to its close proximity to Texas A&M University. NG-3 incorporates regulations designed to aid pedestrian-oriented redevelopment for high density residential and limited commercial uses.

2. Additional Use Standards

The permitted and conditional uses outlined in Section 6.2 Types of Uses shall meet the following additional requirements related to the district in which the proposed project is located.

a. NG-1 Core Northgate

- 1) Buildings with frontage on Church Avenue, University Drive, College Main, Boyett Street from University Drive to Church Avenue, and Nagle Street from University Drive to Church Avenue shall not have parking, fraternal lodge, or residential uses on the ground floor. These uses shall be allowed on the ground floor if they are completely located behind a commercial use that meets all other requirements of this ordinance.
- 2) Parking lots that are an ancillary use must be abutting the primary use.

- 3) Residential uses are only allowed in buildings that also contain commercial uses.
- 4) The maximum allowable gross floor area on the ground floor per single retail establishment is 10,000 square feet.
- 5) Freestanding, single-tenant buildings are prohibited except:
 - a) For structures existing on or before April 2, 2006; or
 - b) For the following uses: casual and fine dining restaurants (not “fast food”), hotels, and theaters.

b. NG-2 Transitional Northgate

- 1) Buildings with frontage on Church Avenue, University Drive, South College Avenue, and Nagle Street from University Drive to Church Avenue shall not have parking, fraternal lodge, or residential uses on the ground floor. These uses shall be allowed on the ground floor if they are completely located behind a commercial use that meets all other requirements of this ordinance.
- 2) The maximum allowable gross floor area on the ground floor per single retail establishment is 40,000 square feet.
- 3) Freestanding, single-tenant buildings are prohibited except:
 - a) for structures existing on or before April 2, 2006; or
 - b) for the following uses: casual and fine dining restaurants (not “fast food”), hotels, and theaters.

c. NG-3 Residential Northgate

Non-residential uses permitted within NG-3 shall meet each of the following requirements:

- 1) Non-residential uses may occupy no more than fifty percent (50%) of the total square footage of any building(s) or group of buildings developed in a building plot.
- 2) Any building containing a non-residential use shall have a minimum of one (1) floor wherein one hundred percent (100%) of the floor area is occupied by a residential use. Offices and studios maintained within a residence for home occupations may be included within the residential use calculation.
- 3) The maximum allowable gross floor area per single retail establishment is 5,000 square feet.

3. Building Design Considerations for Historic Properties

a. Applicability

The following structures are reflected as medium or high priority in the Northgate Historic Resources Survey. Possible address discrepancies may be resolved by referencing the Northgate Historic Resources Survey.

NG-1

101 Church	417 University	106 College Main
113 College Main	501 University	108 College Main
217 University	505 University	109 College Main
303 University	303 Boyett	110 College Main
335 University	400 Boyett	111 College Main
401-405 University	105-107 College Main	318 First Street

NG-3

416-418 College Main

500 College Main

415 Tauber

b. Standards

Rehabilitation of these structures shall follow the following standards:

- 1) The historic character of a property will be retained and preserved. Distinctive materials or features and spatial relationships that characterize a property shall not be removed or altered.
- 2) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 3) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.

c. Process

All proposals affecting the materials, construction, or colors of a historic structure must be approved by the Administrator. The Administrator shall first consider the proposal in light of the standards listed above, then according to the standards set forth below in Section 5.B.5 Building Design Standards.

4. Building Design Standards

The following standards shall apply to all structures in the Northgate districts, including residential.

a. Building Orientation and Access

- 1) All buildings that have right-of-way frontage on Church Avenue shall orient their primary entrance façades toward Church Avenue.
- 2) All buildings that have right-of-way frontage on University Drive shall orient their primary entrance façades toward University Drive.
- 3) The primary entrance façades of all buildings not on Church Avenue or University Drive shall front a public right-of-way.
- 4) If a building has frontage on University Drive and South College Avenue, the primary entrance façade shall be oriented to one of the rights-of-way at the developer's discretion. A public entrance façade shall be oriented toward the other right-of-way(s).
- 5) In the event a building has frontage on more than one right-of-way (not including Church Avenue, University Drive, or South College Avenue), the Administrator shall determine to which right-of-way the primary entrance façade shall be oriented. A public entrance façade shall be oriented toward the other right-of-way(s).
- 6) In the event that more than two façades require a public entrance, the Administrator may determine which two façades require entrances. The Administrator may also forward the question to the Design Review Board for any reason.
- 7) All residential dwelling units in a building with less than 12 residential dwelling units shall have access from the primary entrance façade. This access may not be through an area with a fence or wall taller than four feet (4'), garage, or parking area.

b. Building Transparency

Exemption: Sanctuaries in places of worship are exempted from this requirement.

- 1) For maximum pedestrian visibility of the non-residential use(s), non-residential structures and the commercial portions of mixed-use structures shall be at least fifty percent (50%) transparent between zero and eight feet (0-8') above ground level of the primary entrance façade and at least thirty percent (30%) transparent between zero and eight feet on the façade fronting other rights-of-way. In the event that more than two façades require transparency, the Administrator may determine which two facades require minimum transparency. The Administrator may also forward the question to the Design Review Board for any reason.
- 2) Glass shall be clear or tinted, not reflective. Glass block and other materials that are semi-transparent shall not be used to meet this requirement.
- 3) Roll-up doors must be at least seventy-five percent (75%) transparent between zero and eight feet (0-8') above ground level for all façades facing a right-of-way.

c. Architectural Relief

- 1) For all façades facing a right-of-way, the first two stories or first twenty-eight feet (28') above ground level shall use architectural detail to provide visual interest by incorporating a minimum of two (2) design elements every twenty-five feet (25') from the following options: canopies, permanent decorative awnings, hood/drip molding over windows, cornices, corbelling, quoining, stringcourses, pilasters, columns, pillars, arcades, bay/oriel windows, balconies that extend from the building, recessed entries, stoops, and porches.
- 2) Along all other façades not facing a right-of-way and not screened by another building located within fifteen feet (15') of the façade, there shall be at least two (2) design elements as listed above for every forty feet (40'). These façades shall be similar and complementary to the primary entrance façade.
- 3) In lieu of the above requirements, buildings with fewer than 12 residential units shall provide individual architectural relief such as a front porch, balcony, or bay window for each unit on each façade. Architectural relief is not required on façades that are within fifteen feet (15') or another building that screens the façade.
- 4) Alternative architectural features may be considered for approval by the Design Review Board.

d. Roof Type

- 1) Shed, mansard, and gambrel roofs are prohibited.
- 2) Hip and gable roofs may only be used when the vertical plane(s) of any roof facing a right-of-way is interrupted by an architectural detail.

e. Exterior Building Materials

All structures within a building plot shall have materials that are similar and complement each other. When determining area herein, windows and doors are included.

- 1) The following applies only to the first two (2) stories or first twenty-eight feet (28') above ground level of all structures, excluding parking garages.

All façades, except those within fifteen feet (15') of another building that screens the façade, shall consist of a minimum of twenty-five percent (25%) of one or more of the following building materials. Parking garages are excluded from this requirement. All other materials except as authorized herein or by the Design Review Board, are prohibited.

- a) fired brick;
 - b) natural stone;
 - c) marble;
 - d) granite
 - e) tile; and/or
 - f) any concrete product so long as it has an integrated color and is textured or patterned (not aggregate material or split-face CMU) to look like brick, stone, marble, granite or tile; or is covered with brick, stone, marble, granite, or tile or a material fabricated to simulate brick, stone, marble, granite, or tile.
- 2) In addition, all façades may utilize the following materials subject to the stated limitations. Parking garages are excluded from these limitations. All other materials are prohibited.
- a) Stucco, hard board, split-face CMU with integrated color, or any material equivalent in appearance and quality as determined by the Design Review Board shall not cover more than seventy-five percent (75%) of each façade.
 - b) Wood or cedar siding, stainless steel, chrome, standing seam metal, and premium grade architectural metal may be used as architectural accents and shall not cover greater than twenty percent (20%) of any façade.
 - c) Glass block and other materials that are semi-transparent shall not cover more than fifteen percent (15%) of any façade. Places of worship are exempted from this limitation.
 - d) Continuous ribbon window systems and glazed curtain walls are prohibited.
 - e) Smooth face, tinted concrete blocks shall only be used as an accent and shall not cover more than five percent (5%) of any façade.
 - f) Galvanized steel and painted steel are allowed on doors, including roll-up doors.
 - g) Steel, standing seam metal, and/or architectural metal, may be used as a roof and/or canopy/awning with no limitation of percentage.
- 3) The facades of parking garages may utilize any material, but may only use steel, standing seam metal, and/or architectural metal as an architectural accent (limited to 20% of any façade) and as a roof and/or canopy/awning (with no limitation).

f. Exterior Building Colors

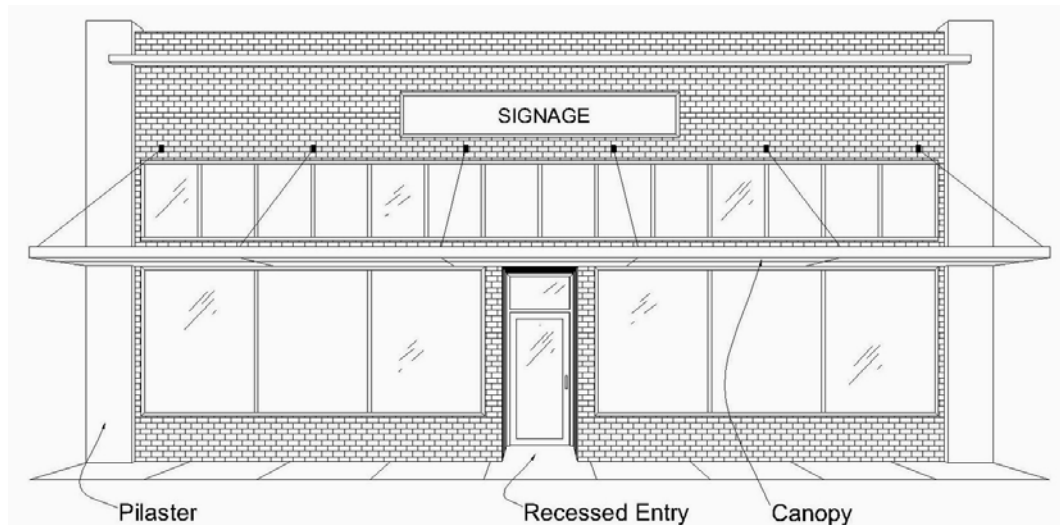
- 1) Building and roof color requirements apply to all new buildings, redeveloped buildings, and façade work.
- 2) All building facades shall consist of only colors from the color palette maintained in the Office of the Administrator. All other colors shall be considered accent colors and may be used on no more than ten percent (10%) of each façade. No more than two (2) accent colors may be used on each façade.
- 3) Except for flat roofs, all roofs shall consist of only colors from the color palette for Northgate roof color approved by the City Council and as amended and maintained in the Office of the Administrator. No more than one color may be used on a roof when visible. Color shall not be regulated when the roof is flat.
- 4) Existing buildings may continue to utilize colors that are not from the approved color palette provided that repainting is done for maintenance

purposes only and the existing color is continued. Any color change on existing buildings shall be brought into compliance with this ordinance and color samples shall be submitted as provided herein.

- 5) Metallic (except copper and silver metallic-colored roofs) and fluorescent colors are prohibited on any façade or roof.
- 6) When applying brick, colors normally found in manufactured fired brick are permitted. All colors of natural stone are permitted.
- 7) Color samples shall be submitted for approval to the Office of the Administrator.

g. Canopies/Awnings

- 1) Canopies/awnings shall not completely obstruct any window. Transom windows may be located under canopies/awnings.
- 2) Canopies/awnings are considered part of the building façade and are subject to the color requirements as specified above. A maximum of one (1) color shall be used for all canopies/awnings on a single building façade (excluding business logo).



Graphic represents an example of requirements for architectural features, transparency, and signage.

- 3) Canopies/awnings shall consist of cloth, canvas, steel, standing seam metal, architectural metal, and/or perforated metal (not corrugated) and shall be maintained in good repair. Canopies/awnings that are used to meet the required building setback shall not be cloth or canvas, but shall be a permanent structure integrated into the building's architecture, consisting of materials similar to that of the rest of the building.
- 4) Canopies/awnings located over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.

5. On-Street Parking Standards

- a. Existing head-in parking that requires backing maneuvers into a right-of-way shall be removed with all proposed development, redevelopment, rehabilitation, and façade projects within any Northgate district.
- b. All proposed development, redevelopment, rehabilitation, and façade projects with frontage on a right-of-way(s) designated for on-street parking in the Northgate

On-Street Parking Plan, shall install such parking in accordance with the plan. For residential uses, non-metered, parallel spaces may be counted toward off-street parking space requirements.

6. Off-Street Parking Standards

All off-street parking shall meet the requirements specified in Section 7.2 except as specifically provided herein:

- a. Lots with frontage on Church Avenue or University Drive shall not have surface parking that is closer than 200 feet to the right(s)-of-way or is not completely located behind a habitable structure. Lots with frontage on University Drive and Church Street shall not have surface parking that is closer than 200 feet to Church Avenue or is not completely located behind a habitable structure.
- b. There shall be no minimum number of parking spaces required for non-residential uses.
- c. Off-street parking facilities for residential uses shall meet 75% of the number of specified parking space requirements of Section 7.2.H Number of Off-Street Parking Spaces Required.
- d. No interior islands are required.
- e. Where off-street surface parking is to be installed adjacent to a right-of-way, there shall be a six-foot (6') setback from the required sidewalk to the parking pavement. The parking area shall be screened along 100 percent of the street frontage (minus driveways and visibility triangles) with shrubs or a brick, stone, tinted CMU, or concrete product textured or patterned to look like brick or stone wall a minimum of three feet (3') in height, and within three feet (3') of the sidewalk. Walls shall be complementary to the primary building and shall be constructed as sitwalls.
- f. No off-street surface parking or circulation aisle shall be located between the primary entrance façade of a building and a right-of-way. Parking shall be located to the rear or side of a building. Two exceptions are:
 - 1) Sites on the South College Avenue right-of-way may have up to one circulation aisle against the right-of-way with parking on each side of the aisle.
 - 2) Hotel and residential uses may have porte cocheres and temporary, loading/unloading parking, not to exceed ten (10) spaces, against the right-of-way.
- g. Ramps shall not be built on the exterior of parking garages.
- h. Steel guard cables on garage façades are prohibited.
- i. In order to break up the parking lot area, minimize the visual impact on pedestrians, and encourage pedestrian movement through the districts, one or a combination of the following parking concepts is required for parking that provides more than sixty (60) parking spaces with more than one parking row:
 - 1) Parking is located in a garage.
 - 2) The parking structure is located on the interior of the block, screened from public view by habitable structures, and is not located adjacent to a right-of-way.
 - 3) For every sixty (60) parking spaces, there shall be a separate and distinct parking area connected by driving lanes but separated by a landscaping strip a minimum of ten feet (10') wide the full length of the parking row. At a minimum, landscaping shall be one canopy tree (1.5-inch caliper or greater) for every twenty-five (25) linear feet of the landscaping strip.

In addition, at least seventy-five percent (75%) of all end islands in the parking lot must be irrigated and landscaped with a minimum 1.5-inch

caliper canopy tree, 1.25-inch caliper noncanopy tree, or enough shrubs three feet (3') in height at time of planting to cover 75% of the island. Islands not landscaped shall be treated with brick pavers, groundcover, and/or perennial grass.

7. Bicycle Parking Standards

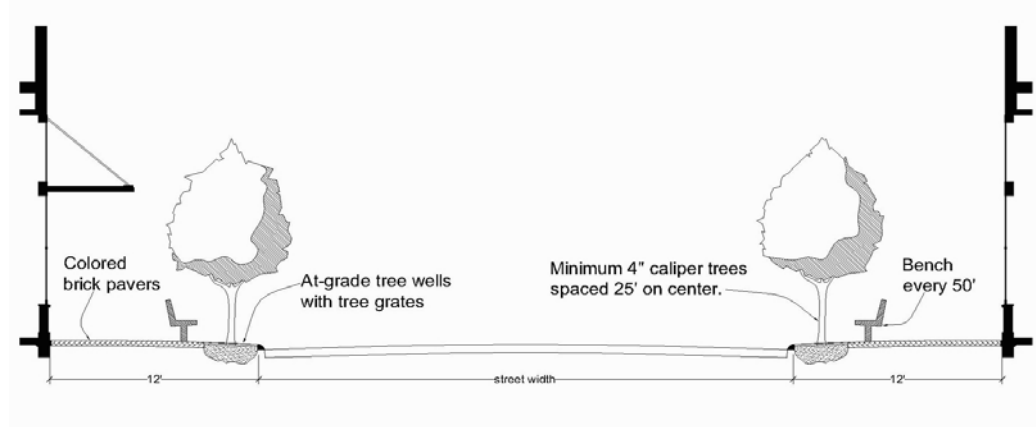
Specific bicycle racks utilized shall be as identified in the City of College Station Design Standards: Northgate.

- a. For non-residential uses, a minimum of four (4) bicycle parking spaces plus one (1) additional space for each one thousand (1,000) square feet of floor area above 2,000 square feet shall be required.
- b. For residential uses, a minimum of one (1) bicycle space per dwelling unit shall be required.
- c. In no case shall more than 20 bicycle parking spaces per business or residential building be required.
- d. Facilities shall be separated from motor vehicle parking to protect both bicycles and vehicles from accidental damage and shall be separated at least three feet (3') from building or other walls, landscaping, or other features to allow for ease and encouragement of use. Bicycle parking facilities may be permitted on sidewalks or other paved surfaces with a PIP (when necessary) and provided that the bicycles do not block or interfere with pedestrian or vehicular traffic.
- e. Required bicycle parking may be consolidated with the bicycle parking of adjacent properties and provided off-site if the bicycle rack location is within 100 feet of the main entry façade of the building and with written agreement from the property owners.

8. Sidewalk Standards

Sidewalks shall be incorporated into all proposed development, redevelopment, rehabilitation, and façade projects within any Northgate district. In the event that a sidewalk exists on a site prior to development or redevelopment and does not meet all sidewalk and streetscape standards outlined herein, the sidewalk must be upgraded to meet current standards (including American National Standards and Texas Accessibility Standards).

- a. Sidewalks shall be required along both sides of all rights-of-way.
- b. Sidewalks widths shall be as follows:
 - 1) Sidewalks shall be a minimum of twelve feet (12') in width on University Drive and South College Avenue.
 - 2) Sidewalks shall be a minimum of ten feet (10') in width on Church Street and College Main.
 - 3) Sidewalks shall be a minimum of eight feet (8') in width on all other streets in Northgate.
- c. Sidewalks shall be located directly adjacent to the back of curb. The Administrator may approve alternate locations to eliminate encroachments of streetscaping materials that would reduce the clear space of the sidewalk to less than six feet (6').
- d. Sidewalks or parts of sidewalks that lie outside, but are located next to, the right-of-way shall be covered by a dedicated public access easement initiated by the property owner so that they will be dedicated for public use and maintenance.
- e. Sidewalks shall be constructed of colored brick pavers on the exterior (visible) layer as specified in the City of College Station Design Standards: Northgate.



Graphic represents sidewalks and street tree requirements for University Drive or South College

9. Landscape and Streetscape Standards

For NG-1 and NG-3, the standards set forth herein are in lieu of Section 7.5.C Landscaping Requirements and Section 7.5.D Streetscape Requirements of the UDO.

For NG-2, the standards set forth herein are in addition to the requirements of Section 7.5.C Landscaping Requirements and Section 7.5.D Streetscape Requirements.

Any landscape/streetscape improvements may be located within the public right-of-way pursuant to a Private Improvement in the Public Right-of-Way agreement (PIP).

Specific landscaping elements and streetscape hardware (benches, street lights, etc.) utilized shall be as identified in the City of College Station Site Design Standards.

a. Street Trees

- 1) On University Drive, Church Avenue, Wellborn Road, South College Avenue, First Street, Boyett Street, College Main Avenue, and Nagle Street, installation of minimum four-inch (4") caliper street trees shall be located in at-grade tree wells with tree grates (or raised tree wells or planters on University Drive and College Main Avenue only) and shall be spaced at a maximum of twenty five feet (25') on center and located adjacent to the back of curb. On all other streets not listed above, installation of minimum three-inch (3") caliper street trees shall be located in at-grade tree wells with tree grates [raised tree wells or planters may be used when eight feet (8') of clear space can be maintained on the sidewalk] and spaced at a maximum of 25 feet (25') on center and located adjacent to the back of curb.

Alignment of such street trees shall commence twenty feet (20') from the face of curb of street intersections. Spacing may be varied upon approval by the Administrator for the purpose of minimizing conflicts with other streetscape elements and utilities. In areas of concentrated retail activity, street trees may be placed at different intervals upon approval by the Administrator for the purpose of minimizing the obstruction of views of non-residential uses.

- 2) In locations where a healthy and mature canopy tree equal to four inches (4") in caliper or greater currently exists, the requirements for a new tree may be waived or modified by the Administrator. Such trees must be maintained, barricaded, and otherwise fully protected during the project's construction phase and shall be replaced with trees meeting the specifications herein if they are damaged or die.
- 3) All in-ground vegetated areas, trees, and above ground planters shall include an automated irrigation system. Irrigation will not be required for

existing trees that are properly barricaded (see Section 7.5.C.2.c) during construction.

b. Landscaping

Any area between the inside or interior of the sidewalk edge and the building façade and/or parking area not utilized as outdoor cafe seating is required to be one hundred percent (100%) landscaped/streetscaped and irrigated. Eligible landscape/streetscape improvements shall include raised masonry planter boxes or planter pots, at-grade planting beds, seating benches, light features, decorative railings, masonry walls not exceeding three feet (3') in height, decorative wrought iron fencing, additional pedestrian areas finished with brick pavers, or other elements featured in the College Station Streetscape Plan. Live plant material must be included where feasible in each proposal.

c. Sidewalk Benches

A minimum of one (1) sidewalk bench shall be provided for every fifty linear feet (50') of building frontage along a right-of-way. In no case shall more than four (4) sidewalk benches per building façade be required.

d. Building and Site Lighting

- 1) Building illumination and architectural lighting shall be indirect (no light source visible). Exposed neon tube may be used.
- 2) Light standards for parking lots shall reflect the style of the building plot's architecture or be complementary to that style. Standards shall not be greater than twenty feet (20') in height.

e. Street Lights

- 1) Street light location and type shall be as determined by College Station Utilities Electric and the Administrator.
- 2) The installation and cost of lighting shall be performed by the developer or his authorized construction representative subject to compliance with the utility street light installation standards of the College Station Utilities Department.
- 3) Once satisfactorily installed, approved, and accepted by College Station Utilities, the maintenance of the street lights and the furnishing of electric energy to the street lights shall be provided by the City.

f. Trash Receptacles

If installed, trash receptacle locations shall be shown on the landscape plan. One trash receptacle may be located within an intersection's sight distance triangle described in Section 7.1.C Visibility at Intersections in All Districts.

g. Newspaper Racks

If installed, newspaper racks shall be placed so that a four-foot (4') minimum clear space is maintained on the sidewalk.

10. Dumpster and Mechanical Equipment Standards

The following standards are in addition to the requirements of Section 7.7 Solid Waste.

- a. Any dumpster and other waste storage area or container other than streetscape trash receptacles shall be located to the rear of the building served by the dumpster, area, and/or container. The Administrator may adjust this standard where a required entrance façade is located at the rear of the building or when parking is provided on the side of a building.
- b. Where feasible, consolidation of dumpsters may be required by the City.
- c. Solid waste storage areas, mechanical equipment, air conditioning, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof mounted, shall be screened from view from rights-of-way.

Exterior screening materials shall be opaque and the same as predominantly used on the exterior of the principal building. Such screening shall be coordinated with the building architecture, colors, and scale to maintain a unified appearance. Acceptable methods of screening various equipment include encasements, parapet walls, partition screens, or brick walls.

- d. Mechanical equipment shall be located to minimize noise intrusion off site.

11. Detention Pond Screening Standard

Detention ponds shall be screened from view along one hundred percent (100%) of rights-of-way using berms, shrubs, walls, or a combination of these to achieve a three foot (3') high screen measured from the ground level. Walls shall be coordinated with the building architecture, colors, and scale to maintain a unified appearance.

12. Sign Standards

- a. Signage shall not obscure other building elements such as windows, cornices, or architectural details.
- b. Illuminated plastic signs are prohibited.
- c. The following types of signage may be used. All others are prohibited.

1) Attached signs

- a) Refer to Section 7.4 Signs.
- b) Exposed neon may be used in attached signage.

2) Window signs

- a) Window signs shall allow for the majority of the display area to be open for pedestrian window shopping and shall not cover more than thirty-three percent (33%) of the window area.
- b) Exposed neon may be used in window signage.

3) Hanging signs

- a) Hanging signs shall be suspended from canopies/awnings and located in front of building entrances, perpendicular to the façade.
- b) A maximum of one sign per building entrance is allowed.
- c) The sign shall not exceed four square feet (4 sq.ft.) in size and shall have a minimum of eight feet (8') of clearance from the walkway grade, four inches (4") of clearance from the building face, and eight inches (8") of clearance from the edge of the canopy/awning.
- d) Hanging signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.

4) Projection signs

- a) Projection signs are allowed in NG-1 and NG-2 only.
- b) Projection signs shall be mounted perpendicular to buildings. They shall have a minimum of eight feet (8') of clearance from the walkway grade and four inches (4") of clearance from the building face (barber poles are exempted from these clearance requirements). All extremities of projection signs, including supports, frames, and the like, shall not project more than three feet (3') from the building face.
- c) A maximum of one sign per building is allowed.
- d) Buildings with one story may have a sign that shall not exceed six square feet (6 sq.ft.) in size. For each additional building story, an additional four square feet (4 sq.ft.) of signage is allowed, up to a maximum of eighteen square feet (18 sq.ft.).

- e) Projection signs located in/over the public right-of-way shall require a Private Improvement in the Public Right-of-Way agreement (PIP) in addition to the necessary Building Permit.
 - f) Exposed neon may be used in projection signage.
- 5) Low profile signs**
- a) In NG-2 only, one low profile sign per 150 linear feet of a building plot along South College Avenue may be permitted.
 - b) Refer to Section 7.4.F. Sign Standards.
 - c) Exposed neon may be used in low profile signage.
- d. If more than twenty-five percent (25%) of the square footage of a building is demolished, any nonconforming signage associated with the building must also be demolished. The signage will not be considered "grandfathered", and no other permits will be issued for the site by the City of College Station until the signage has been removed.

13. Outside Storage and Display Standards

The following standards are in lieu of Section 7.11 Outdoor Storage and Display.

- a. Outdoor storage of materials or commodities is prohibited.
- b. Temporary or portable buildings of any kind are prohibited except during construction of site-planned facilities.
- c. Outside sales/outside display areas shall be located within five feet (5') of a required entrance façade and shall only be located in front of the property/business that is selling the item(s). A four-foot (4') minimum clear space on sidewalks shall be maintained.
- d. All merchandise and/or seasonal items used for outside sales or display shall be moved indoors at the end of business each day.

14. Waivers

The Design Review Board (DRB) shall review requests for deviations from the standards of Section 5.6.B Northgate Districts as listed below. The DRB shall approve waivers found to meet the intent of the standards of Section 5.6.B Northgate Districts and the Northgate Redevelopment Implementation Plan. Financial hardship may not be considered in the review or determination of a waiver proposal.

DRB review and waiver approval shall be limited to the following items:

- a. Relief from the building design standards for historic properties if the proposed building improvements or additions generally conform to 5.3.B.3 Standards and they preserve the historical appearance and architectural character of the building.
- b. Relief from specific requirements related to building orientation and access for the improvement of existing buildings if it can be proven by the applicant shows that inherent site characteristics constrain the proposed project from meeting the requirement(s) herein. Relief shall not be considered for building expansions or additions.
- c. Alternatives to the requirements related to building orientation and access when physical characteristics limit the site or provide for unique orientation and access opportunities.
- d. A reduction in the percentage of required building transparency for the rehabilitation of existing buildings if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the requirements herein.

- e. Alternatives to the requirements related to building transparency for new construction if the alternatives substantially provide the same visual interest for the pedestrian.
- f. Alternate architectural features to meet the requirements related to architectural relief when the proposed architectural details substantially provide a level of uniqueness to the building at the pedestrian scale.
- g. Along non-primary entrance facades that do not abut a right-of-way and that require design elements, murals may be considered by the Design Review Board to meet the two-design element requirement. Mural topics may include architecture and/or Texas A&M University. Murals may not contain copy or logo advertising any business.
- h. Substitutions of building materials for buildings if the applicant shows that:
 - 1) The building material is a new or innovative material manufactured that has not been previously available to the market or the material is not listed as an allowed or prohibited material herein and the material is similar and comparable in quality and appearance to the materials allowed in Section 5.6.B.5.d Exterior Building Materials or
 - 2) The material is an integral part of a themed building (example 50's diner in chrome).
 - 3) No variance shall be granted to minimum building material requirements specified for buildings ten thousand square feet (10,000 sq.ft.) or greater in area or for building plots with a cumulative structure square footage of ten thousand square feet (10,000 sq.ft.) or greater.
- i. Alternative materials on façade work that does not involve an expansion of an existing building as defined in Section 9 of the UDO or constitute redevelopment if the applicant shows that:
 - 1) The materials allowed in Section 5.6.B.5.d Exterior Building Materials cannot be utilized without a structural alteration(s) to the existing building and
 - 2) A licensed professional engineer or architect verifies in writing that a structural alteration is required to apply the permitted façade materials to the building.
- j. An increase in the percentage of accent colors that may be used on a façade, not to exceed a total of twenty percent (20%) of the façade.
- k. An increase in the number of accent colors used on a façade when the additional colors are analogous to the two original accent colors (adjacent to the original accent colors on the color wheel).
- l. Alternatives to the requirements related to surface area parking lots. Alternatives must separate the parking areas so that no more than sixty (60) parking spaces are located in the same vicinity without substantial visual separation from additional parking spaces.
- m. A decrease in parking requirements for residential uses provided that the applicant submits a parking study that supports the decrease based on reasonable assumptions of parking availability. Unless shared or off-site parking is provided as allowed in Section 7.2.I Alternative Parking Plans, in no case shall the DRB permit a reduction in the number of required spaces:
 - 1) To less than the number recommended within the parking study, or
 - 2) To more than a fifty percent (50%) reduction in the amount of parking required for residential uses by Section 7.2.H Number of Off-Street Parking Spaces Required
- n. An increase in the distance requirement for shared and/or off-site parking when the shared or off-site parking is provided in a parking garage.

- o. Relief from the sidewalk width standard when bringing an existing sidewalk up to current standard where existing physical conditions prohibit the sidewalk expansion.
- p. Alternatives to the Landscape & Streetscape Standards for projects utilizing an existing structure(s) if it can be proven by the applicant that inherent site characteristics constrain the proposed project from meeting the requirements herein.
- q. Relief from the two-story requirement for casual and fine dining restaurants (not "fast food") and theaters in NG-2 if all facades are a minimum of twenty-five feet (25') in height and all façades give the appearance of a two-story structure as determined by the Design Review Board.
- r. Relief from the minimum height requirement in NG-1 and NG-2 for an existing structure undergoing only façade rehabilitation if the applicant shows that inherent site characteristics constrain the proposed project from meeting the requirement(s) herein. Relief shall not be considered for building expansions or additions.

Per Ordinance No. 2881 (March 23, 2006)

5.7 Design District Dimensional Standards

The following table establishes dimensional standards that shall be applied within the Design Districts, unless otherwise identified in this UDO:

	NG-1	NG-2	NG-3	WPC
Minimum Lot Area	None	None	None	2,400 SF
Minimum Lot Width	None	None	None	24'
Minimum Lot Depth	None	None	None	100'
Minimum Front Setback	None	None	None	25' (H)
Minimum Side Setback	None	None	None	None (A)
Minimum Side Street Setback	None	None	None	15'
Minimum Rear Setback	None	None	None	15'
Minimum Setback from Back of Curb (B)	10'	10'	10'	None
Maximum Setback from Back of Curb (B)	20' (C) (D) (E)	25' (C) (D) (E)	20' (C) (D) (E)	None
Maximum Height	None	None	None	None
Minimum Number of Stories	2 Stories (G)	2 Stories (G)	2 Stores (G)	None
Minimum Floor to Area Ratio (FAR)	1 : 1 (F)	0.75 : 1 (F)	1 : 1 (F)	None

Notes:

- (A) Lot line construction on interior lots is allowed where access to the rear of the building is provided on the site or by dedicated right-of-way or easement.
- (B) Minimum/maximum setback from the back of any curb, including lots with single frontage, lots with double frontage, and corner lots with multiple frontages.
- (C) If the width of any public easement or right-of-way is in excess of the maximum setback, the maximum setback will be measured from the edge of the public easement or right-of-way.
- (D) Maximum setback from back of curb for University Drive is 25 feet, Wellborn is 35 feet and 100 feet for South College.
- (E) When café seating is between the café's building and a right-of-way, the building may be setback a maximum of 35 feet.
- (F) This area calculation shall not include any lot area encumbered by required easements, setbacks, sidewalks, detention, or area dedicated to civic features. The area of a porch or arcade fronting a public street is included in the calculation of lot coverage.
- (G) The 2-story requirement shall not apply to structures existing on or before April 2, 2006.

Per Ordinance No. 2881 (March 23, 2006)

- (H) Minimum front setback may be reduced to fifteen feet (15') when approved rear access is provided or when side yard or rear yard parking is provided.
Per Ordinance No. 2902 (June 8, 2006)

5.8 Overlay Districts

In the event that an area is rezoned to apply overlay district provisions, this district shall apply to all multi-family, commercial and industrial property, and where applicable, to single-family, duplex or townhouse development. The underlying district establishes the permitted uses and shall remain in full force, and the requirements of the overlay district are to be applied in addition to the underlying use and site restrictions.

A. Corridor Overlay (OV) District

This district is established to enhance the image of gateways and key entry points, major corridors, and other areas of concern, as determined by the City Council, by maintaining a sense of openness and continuity.

The following supplemental standards shall apply to this district:

1. Setbacks

All buildings will be set back 40 feet from the right-of-way. Where parking is located in the front of the building, there shall be a front setback of 20 feet from the right-of-way to the parking area and all drive aisles.

2. Signs

- a. Signs shall include no more than three colors and two lettering (font) styles. At least one of the colors must match the predominant colors of the building. For the purposes of this section, black or white shall not be considered as colors unless requested to be so by the applicant.
- b. Freestanding signs shall be limited to the restrictions of Section 7.4 Signs, but shall not exceed the height of the building.

3. Building Colors

Building colors shall be neutral and harmonious with the existing man-made or natural environment, and only compatible accent colors shall be used. All colors shall be approved by the Administrator. The applicant must provide elevation drawings and color samples.

4. Special Restrictions for Retail Fuel Sales

In cases where the underlying zoning district permits gasoline service stations and a station is proposed, the following restrictions shall apply:

a. Activities Restricted

- (1) No major emergency auto repair; and
- (2) No body, fender, or paint work.

b. Signs

- (1) Sign height shall be restricted by the provisions of Section 7.4_Signs, but shall not exceed the height of the building.
- (2) No freestanding fuel price signage shall be permitted.
- (3) Signs for air, water, and other similar services or products must meet the criteria for exempt signs as provided in Section 7.4 Signs.

B. Redevelopment District (RDD)

The purpose of this district is to facilitate the redevelopment of existing nonconforming commercial centers through flexible or relaxed standards, which can accommodate existing physical limitations and take extraordinary circumstances into account. The Redevelopment District (RDD) is an overlay district. The permissible uses on any site shall be governed by the underlying zoning.

The following supplemental standards shall apply to this district:

1. Location

A Redevelopment District (RDD) may be established upon any commercially-zoned property where the initial development was established a minimum of 20 years prior to the rezoning request and the proposed redevelopment meets the intent of this section. Special consideration should be given to those areas considered "gateways" and/or historic, and those with close proximity to Texas A&M University.

2. Standards

Although every effort should be made to meet all requirements of this UDO, designated Redevelopment Districts may be allowed to waive up to fifty percent (50%) of required parking standards and landscaping where physical limitations and the site's location and relationship to the goals of the Comprehensive Plan warrant consideration. A lesser percentage may be established as part of the approval process.

3. Criteria for Evaluation

Evaluation of all sites and site plans for rezoning to RDD shall consider the following:

- a. Conformance with the Comprehensive Plan;
- b. Aesthetic contribution of the proposed redevelopment;
- c. Economic viability of the existing site;
- d. Physical limitations and the demonstrated inability to meet current requirements;
- e. Public health and safety standards; and
- f. Effort made to meet all standards of this UDO.

Full engineering of sites may not be required for the establishment of a Redevelopment District; however, a preliminary engineering study will be required which assesses parking, vehicular access and circulation, drainage and utility requirements.

4. Procedure for Establishment

The procedure for rezoning to RDD shall be the same as any other rezoning application except that a site plan of the proposed redevelopment of the site shall be carefully evaluated to ascertain the site plan's benefit to achieving the goals of the Comprehensive Plan. Elevations of proposed structures may be required as part of the review process, or to determine eligibility for rezoning.

Full engineering may not be required for evaluating a property for rezoning. Varying levels of information may be required by the Administrator depending upon the peculiarities of any given site.

The site plan components shall govern the redevelopment of the site following the approval of an RDD.

C. Krenek Tap Corridor Overlay District (KO)

The purpose of this overlay is to provide for consistent development of office, retail, and residential uses in the area of the new City Centre Complex. The City Centre Complex is located on the south side of Krenek Tap Road, and will contain several municipal and public facilities having high quality urban design characteristics. This overlay, along with all other applicable requirements of the Unified Development Ordinance (UDO), shall apply to all properties on the north and south sides of Krenek Tap Road.

1. Uses

Permitted uses shall be those as established in the underlying zoning districts with the exception that duplex dwelling units are not allowed anywhere in the overlay district.

2. Design Standards

The following standards apply to all development, except single-family residential development, along the Krenek Tap Corridor in addition to other design standards contained within the UDO.

a. Parking

No parking or circulation aisle shall be located between a building and the adjoining right-of-way of Krenek Tap Road. Where no building exists and parking is to be installed adjacent to a right-of-way, there shall be a thirty-foot (30') setback from the right-of-way line to the parking pavement, within which a three-foot (3') high screen of shrubs, fencing wall, or earthen berm shall be installed.

b. Architectural Design

All building facades facing Krenek Tap Road shall have architectural treatments similar and complimentary to the front façade of the building. All exterior walls visible from the public right-of-way shall be finished with one or more of the following materials: brick, native stone, cast stone, textured concrete masonry units, fiber/cement board, solid wood planking, stucco, or synthetic stucco. Metal siding is prohibited on all exterior walls. There shall be no flat roofs.

Use of alternative materials may be approved by the Design Review Board, if such materials meet or exceed the standards herein.

When an existing structure is enlarged or modified, the DRB may approve materials other than the standard materials above, if this allows the new construction to be more compatible with existing materials, with the exception that metal siding is not allowed.

c. Reflective Glass

For non-residential buildings, no more than fifty percent (50%) of any façade facing Krenek Tap Roadway may include reflective glass. For the purposes of this ordinance, reflective glass shall be defined as glass having a reflectance of greater than ten percent (10%).

d. Fencing

Any fencing visible from the public designated roadway or public area shall be decorative wrought iron or tubular steel, a picket fence or alternative similar products approved by the Design Review Board. Fences along the right-of-way shall not be solid and shall allow visual access to the development. The materials and height limitation referenced above do not apply to fences required for screening as specified in this UDO.

e. Sign Regulations

Only attached building signs and low profile signs meeting the requirements of the UDO shall be permitted. Building signs shall not obscure other building elements such as windows, cornices, decorative details, etc.

3. Design Standards

The following standards apply specifically to single-family and townhome residential development along the Krenek Tap Corridor in addition to other design standards contained within the UDO applicable to single family development.

a. Front Setback

Residential lots adjacent to Krenek Tap right-of-way shall be oriented so that the front facades of individual units or dwellings face Krenek Tap Road, if there is sufficient property frontage to do so. The front setback of these units shall not exceed fifteen feet (15'). This does not preclude residential street access to Krenek or pedestrian access.

b. Front Porches

Every front façade visible from Krenek Tap Road shall contain a front porch extending along at least one half of the front façade. These porches shall be large enough and useable for outdoor seating and not solely decorative.

c. Parking

No driveways or locations for parking shall be allowed in the yard areas facing Krenek Tap Road or along Krenek Tap Road itself. Rear parking and access shall be required.

d. Architectural Design

All exterior walls visible from the public right-of-way shall be finished in the following materials: brick, native stone, cast stone, textured concrete masonry units, fiber/cement board, solid wood planking, stucco, or synthetic stucco. Metal siding is prohibited on all exterior walls. Alternative materials may be approved by the Design Review Board, if the alternative materials meet or exceed the standards of the materials listed above. The primary material shall not exceed seventy-five percent (75%) of the façade. The façade calculation excludes windows and doors. There shall be no flat roofs.